

TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY

Project Name: Seinyard Restaurant

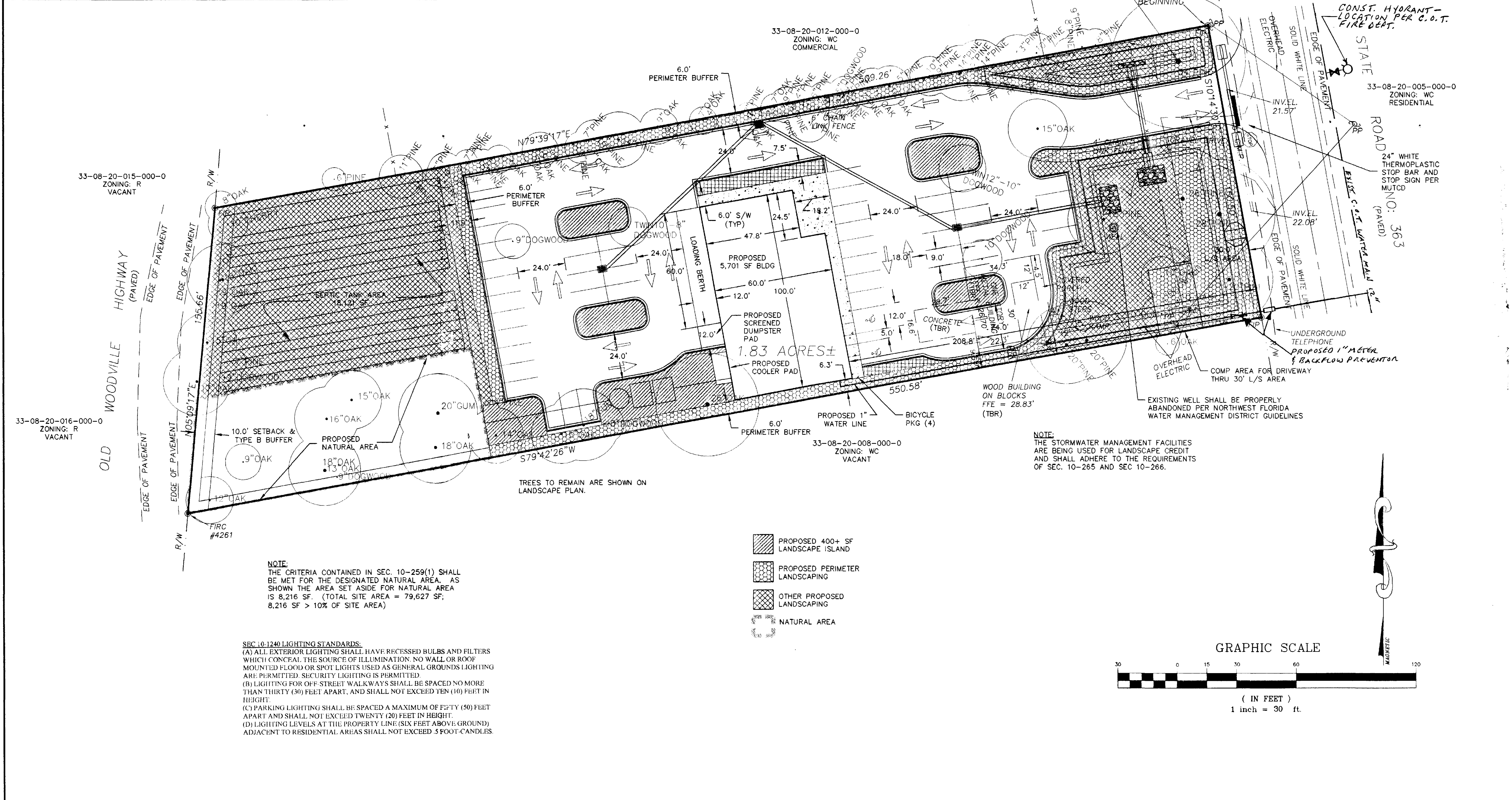
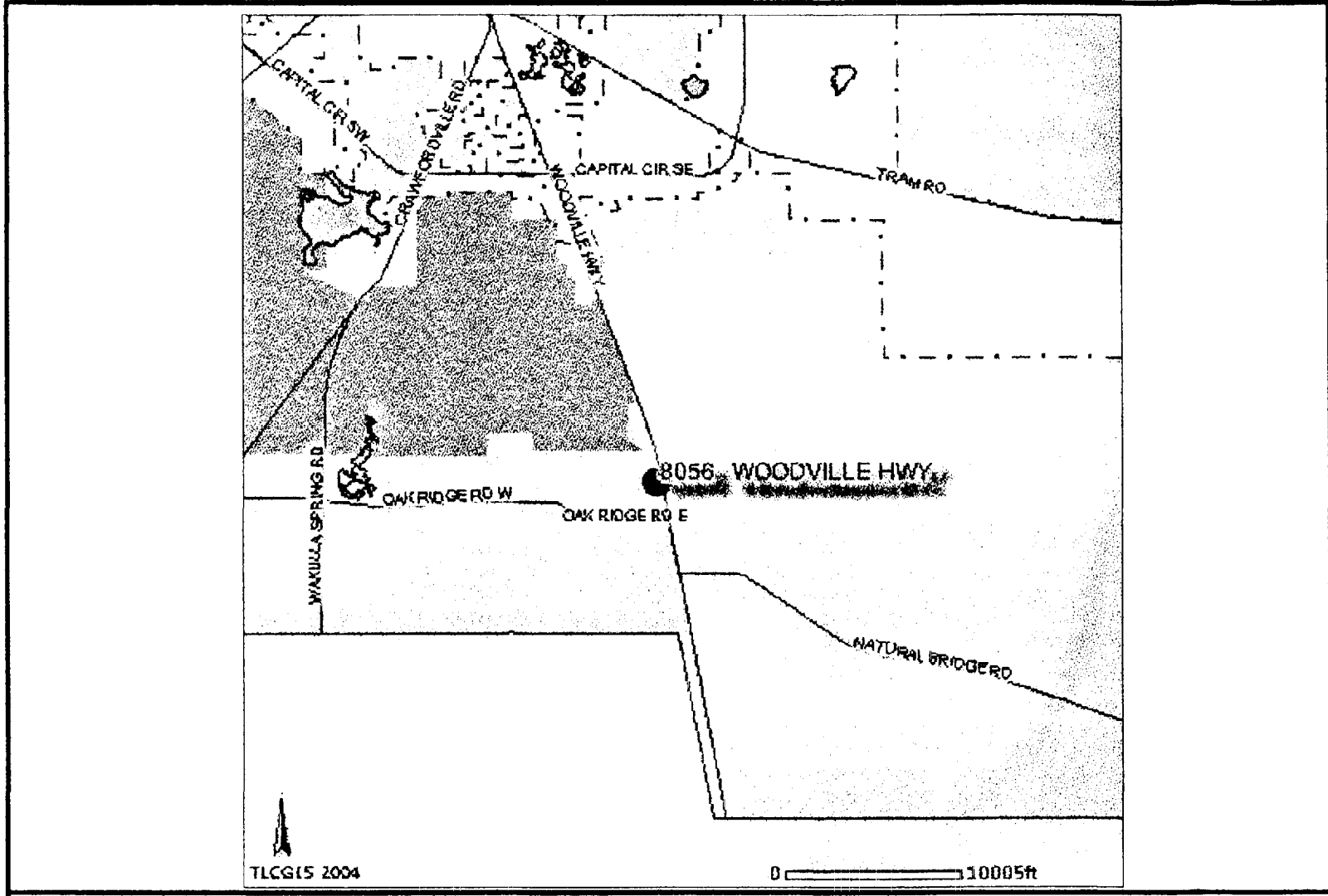
PETS Activity Number: LSP040034

Project Type: Type A

Description: 33-0520-000-000

Submittal Date: 6/9/4 Scan Date: 9/30/4

Status: Under Review Conditional Approval Approved



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| PROJECT INFORMATION: | |
| OWNER: | SAMUEL D. DUNLAP P.O. Box 1335 WOODVILLE, FL 32362 (850) 421-9191 |
| SITE ADDRESS: | 8056 WOODVILLE HWY |
| TAX ID: | 33-08-20-006-000-0 |
| ZONING: | WC |
| SITE AREA: | 1.83 AC± |
| FLOOR AREA RATIO: | 5.701 SF/79,627 SF = 0.072 |
| BLDG HEIGHT: | MAXIMUM ALLOWABLE = 3 STORIES PROPOSED BUILDING = 1 STORY (<25') |
| SETBACKS: | FRONT 25 FEET SIDE-INTERIOR 0 FEET SIDE-CORNER 25 FEET REAR 10 FEET |

| SITE STATISTICS | | | | |
|-----------------------|-------------|-------------|-----------|---------|
| TYPE | EXISTING SF | PROPOSED SF | TOTAL SF | TOTAL % |
| BUILDING | 1,441 SF | + 4,260 SF | 5,701 SF | 7.2% |
| PAVEMENT | 0 SF | +30,505 SF | 30,505 SF | 38.3% |
| CONCRETE | 477 SF | +791 SF | 1,268 SF | 1.6% |
| TOTAL IMPERVIOUS | 1,918 SF | +35,556 SF | 37,474 SF | 47.1% |
| VACANT DISTURBED LAND | 74,970 SF | -74,970 SF | 0 SF | 0% |
| LANDSCAPING* | 0 SF | +33,937 SF | 33,937 SF | 42.6% |
| NATURAL AREA | 0 SF | +8,216 SF | 8,216 SF | 10.3% |
| SWMF** | 0 SF | +10,449 SF | 10,449 SF | 0% |
| GRAVEL | 2,739 SF | - 2,739 SF | 0 SF | 0% |
| TOTAL | 79,627 SF | | 79,627 SF | 100% |

* INCLUDES SEPTIC AREA
** SWMF INCLUDED IN LANDSCAPING IN ACCORDANCE WITH SEC. 10-265

PARKING REQUIREMENTS
1 SPACE/125 SF UP TO 6,000 SF = (1/125)(6,000) = 48 SPACES
2 HANDICAP SPACES REQUIRED

VEHICULAR USE AREA: TOTAL VEHICULAR USE AREA = 30,505 SF. THEREFORE SIX 400 SF LANDSCAPE AREAS ARE REQUIRED (30,505/5,000). AS SHOWN THERE ARE SIX 400+ SF INTERIOR LANDSCAPE AREAS.

CANOPY COVERAGE: TOTAL PARKING AREA = 8,208 SF. THEREFORE REQUIRED CANOPY COVERAGE IS 3,283 SF (8,208 X 40%). AS SHOWN CANOPY COVERAGE WILL BE 3,301 SF.

SITE DESIGN ALTERNATIVE: THIS SITE HAS BEEN CLEARED IN THE PAST AND IS DEVOID OF AN URBAN FOREST COMMUNITY. AN AREA EQUAL TO 10% OF THE SITE HAS BEEN SET ASIDE AS A NATURAL AREA. THIS AREA INCLUDES ONE OF THE FEW CLUSTERS OF TREES ON THE SITE AND ALSO INCLUDES PART OF THE TYPE B BUFFER TO BE PLANTED. THE NATURAL AREA AND LANDSCAPE AREA MAKE UP 52.9% OF THIS SITE.

DEVIATION TO DEVELOPMENT STANDARDS: THIS SITE WAS APPROVED TO DEVIATE FROM THE DEVELOPMENT STANDARDS LIMITING SEPTIC TANK SIZE IN THE WC ZONING DISTRICT (10-1240). THE SEPTIC TANK WILL BE SIZED PER HEALTH DEPARTMENT REQUIREMENTS.

SEPTIC TANK DRAINFIELD AREA: THE TOTAL AREA REQUIRED FOR THE DRAINFIELD IS 5,556 SF. THE TOTAL AREA REQUIRED SET ASIDE FOR DRAINFIELD REPAIR AND REPLACEMENT IS 11,112 SF. AS SHOWN THE AREA SET ASIDE FOR DRAINFIELD REPAIR AND REPLACEMENT IS 18,121 SF.

PROJECT DESCRIPTION: THE OWNER PROPOSES TO CONSTRUCT A 5,701 SF RESTAURANT ON THIS SITE. THE RESTAURANT WILL HAVE A 299 SF PORCH ON THE FRONT. THE BUILDING WILL BE SERVED BY A SEPTIC TANK SINCE SEWER IS NOT AVAILABLE IN THIS AREA.

UTILITIES: WATER AND ELECTRICITY WILL BE PROVIDED BY THE CITY OF TALLAHASSEE. THE RESTAURANT WILL USE A SEPTIC TANK TO TREAT SEWAGE.

GARBAGE DISPOSAL WILL BE PROVIDED BY A DUMPSTER.

STORMWATER MANAGEMENT: TREATMENT AND ATTENUATION OF STORMWATER RUNOFF FROM THIS SITE WAS PROVIDED FOR BY CONSTRUCTION OF THE STORMWATER TREATMENT FACILITY LOCATED AT THE FRONT (EAST END), OF THE SITE.

CONSTRUCTION SHALL COMMENCE UPON RECEIPT OF PERMITS AND SHALL BE COMPLETED BY FEBRUARY 2005.

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| INDEX OF SHEETS: | APPROVED BY: |
| 1 SITE & DIMENSION PLAN | <i>DAVID R. MCJANNET</i> |
| 2 GRADING PLAN | Director, Planning & Design |
| 3 EXISTING CONDITIONS | Date: 7/2/04 |
| 4 CONCEPTUAL LANDSCAPING PLAN | 7/2/04 TREA SITE PLAN |
| 5 660' PLAN | |

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| DRAWING FILE | | REVISIONS |
| JOB NUMBER | 04-039 | TYPE A COMMENTS, 07-27-04, JRJ, KSG |
| VIEW NAME | | TYPE A COMMENTS, BUILDING CHANGE, 08-23-04, JRJ, KSG |
| SCALE | 1"=30' | |
| NOTE BOOK & DISK | | |
| DRAWN BY | JRJ/KSG | |

JAKS
ENGINEERING

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P.E.# 45683
EB-0007642
CIVIL ENGINEERING — ENVIRONMENTAL PERMITTING

SITE & DIMENSION PLAN
TYPE A SITE PLAN
SEINEYARD RESTAURANT

JACOB R. JAKS FL P.E.# 45683

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